

THE MAPLES

37 STOW ROAD • SPALDWICK • PE28 0TE



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AT A GLANCE

- Outstanding family home set well back from the road.
- Generous gardens with pleasant southerly aspect.
- Over 1,200 square feet of comfortable, adaptable accommodation.
- Recently remodelled family room/bedroom 4 with en suite shower room.
- Sitting room with stone fireplace and wood burning stove.
- Separate dining/breakfast room with patio doors opening onto the garden.
- Spacious kitchen with comprehensive range of fitted cabinets.
- Family bathroom and guest cloakroom.
- Tandem double garage and extensive off-road parking.
- Attractive village location convenient for local school and facilities and access to major road and rail links.
- Planning permission for extension, plans available upon request – HDC planning reference 24/01345/HHFUL

THE PROPERTY

This well-appointed family home has been recently remodelled to now offer over 1,200 square feet of comfortable accommodation with ample space for the growing family and those now working from home.

The property occupies a generous plot approaching 0.22 of an acre, with a five-bar gate providing access to extensive parking/turning space and the double garage (with double bowl sink and plumbing for washing machine), along with delightful gardens enjoying a pleasant southerly aspect.

Part-glazed composite front door provides access to the welcoming entrance hall with quality vinyl flooring that extends throughout the ground floor. The sitting room features an attractive stone fireplace with wood burning stove and glazed double doors to the separate dining/breakfast room which has patio doors opening onto the rear garden.

There is a versatile third reception room which has been recently remodelled to feature an en-suite shower room, making it an ideal guest bedroom or excellent home office.

The spacious kitchen offers a comprehensive range of quality cabinets, extensive countertop space with inset one and a half bowl sink and extending mixer tap, appliances to include oven and ceramic hob with stainless steel extractor hood over, integrated fridge, plumbing for washing machine and dishwasher, oil-fired boiler, built-in pantry cupboard, quality vinyl flooring. Adjacent side passage with doors to front and rear and guest cloakroom. There are three bedrooms on the first floor, two with excellent views over the rear garden, and a well-appointed fully tiled bathroom.

**Peter
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Guide Price £525,000

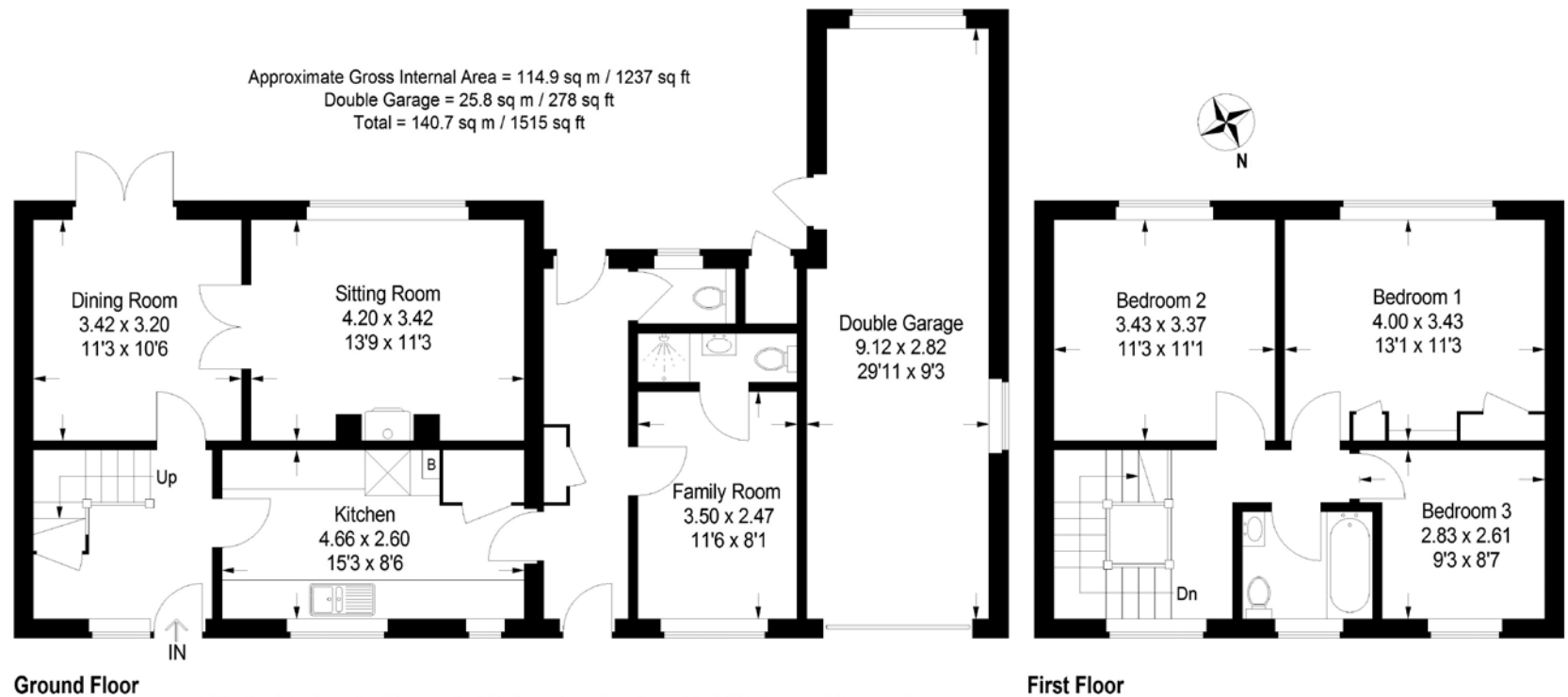
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LOCATION

The desirable village of Spaldwick is situated just off the recently upgraded A14 and about four miles north of Kimbolton, home to one of the area's leading independent schools. The village has a church, primary school with playgroup, an excellent public house/restaurant and services with petrol station, Little Waitrose, Costa and Greggs. The secondary school for Spaldwick catchment is Hinchbrook in Huntingdon. The A1 is about 4.5 miles to the east, giving excellent dual carriageway access both north and south, M1/M6 to the west and A14/M11 east. Main line commuter train service to London's Kings Cross is available at Huntingdon (approx. 7 miles) and St Neots (approx. 12 miles). Bedford is approximately 19 miles and Cambridge 25 miles away. The airports of East Midlands, Stansted and Luton can be reached in a little over an hour.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1170134)
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Tel : 01480 414800

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Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

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